

Usan House  
Montrose, Angus



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## A beautiful Georgian house with lodge cottage and coach house.

An unspoilt A listed Georgian house with classical proportions with stunning rooms retaining a wealth of original features. The house is located in a rural setting close to the coast within easy reach of the small Angus town of Montrose. The property offers elegant reception rooms, additional accommodation in the basement, gate lodge, traditional coach house and lovely grounds including former grass tennis court and paddock.

### Usan House

Usan House is one of the most beautiful houses in Scotland and is believed to date from around 1820 with later additions in the 1880's. Although the architect is unknown there is a chance the design was based on nearby House of Dun which was by William Adam. Usan House has beautiful classical proportions and sits within its own policies with views over the surrounding countryside and the north sea beyond. The house has been owned by the current family since the 1950's and they continue to farm the surrounding land.

Usan House is built of stone under a slate roof, the three-storey residence faces south with views out over its own grounds, and lies close to the sea. The house requires modernisation and upgrading to bring the house up to use for modern living with likely work including new bathrooms, kitchen, replumbing and modern central heating system as well as redecoration throughout. The main rooms retain a wealth of original features including cornice work, doors, fireplaces and panelling, stone entrance hall and masonic pillars. The house, although large, feels very liveable and relatively compact. The basement could either provide additional accommodation or could be used as a caretakers flat or developed into an independent apartment.

It is rare to find a house such as this, still very much in its original form and unspoilt, ready to be brought back to life. The adjoining lands and buildings provides a stunning setting for the house. Usan House is a small residential estate with land and amenity woodland, tucked into a stunning spot on Scotland's east coast.

### Lodge Cottage

Located beside the entrance gates leading to Usan House, the charming cottage is B listed and comprises sitting room, kitchen and three bedrooms. The cottage is currently let.

### Outside

The gardens and grounds around Usan House are beautiful and offer a fine private setting to the house. Extending to about 10 acres they include well maintained lawns surrounding the house with a grass tennis court lying to the front, surrounded by mature trees. A paddock lies to the north with the house approached via beautiful entrance gates passing the lodge as one enters. There are daffodils in the spring and wild flowers throughout the summer.

**10942 sq ft (1016.5 sq m) | Freehold**  
**4 reception rooms | 7 bedrooms | 2 bathrooms**  
**Large basement with music room and billiard room**  
**Coach House | Lodge Cottage**  
**Grass tennis court | Mature setting and paddock**  
**About 10 acres**  
**Offers over £1 million**

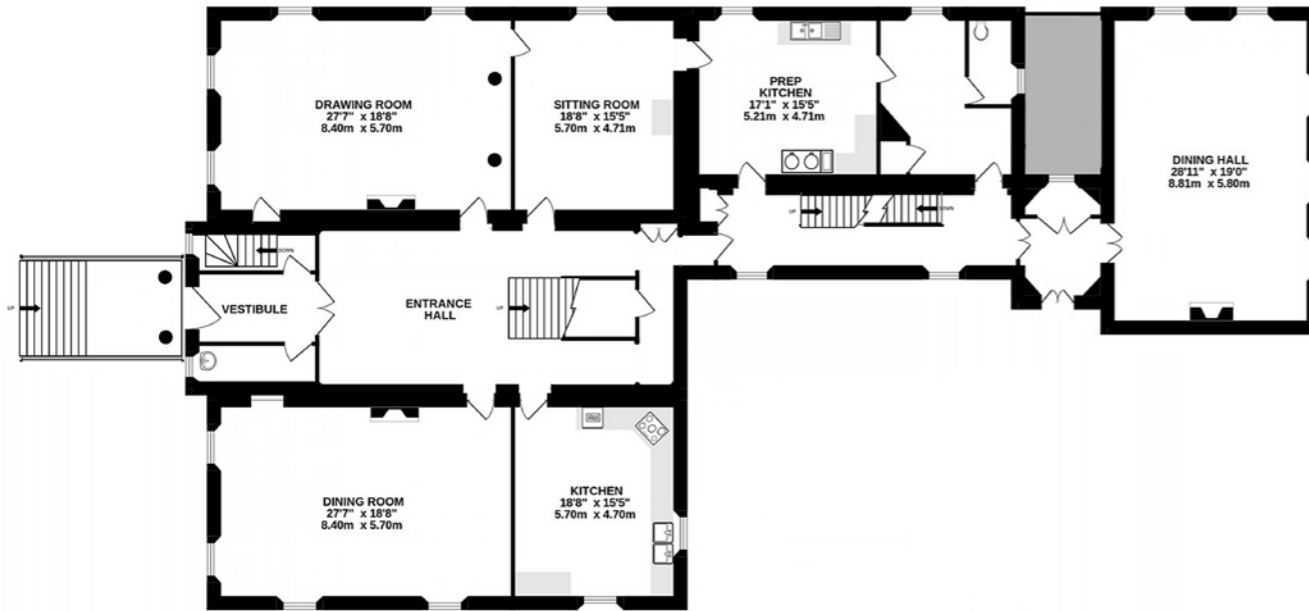
### Outbuildings

Located behind Usan House is a B listed traditional stable block built of stone under a slate roof. The building, which is in reasonable condition, provides useful storage/garaging but could (subject to planning) offer a variety of uses including additional accommodation, gym, office or venue room.

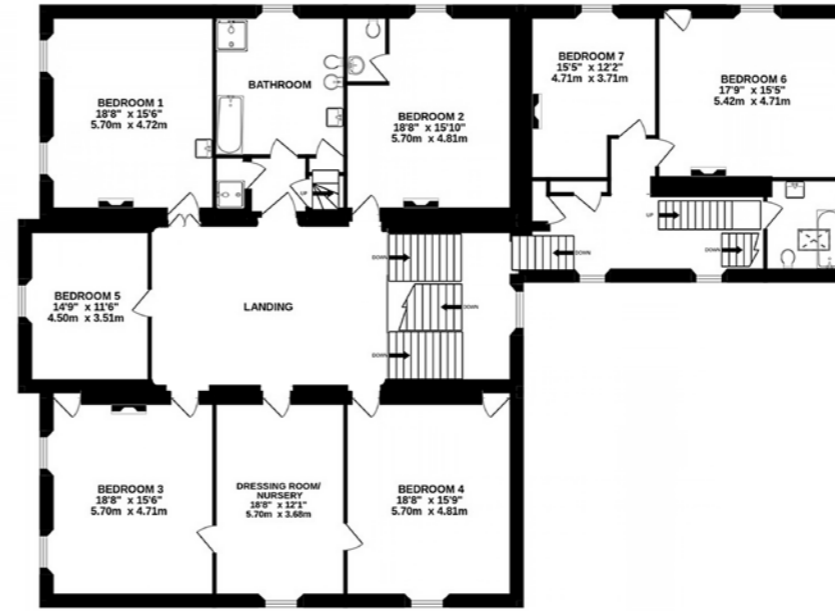
### Location

The small harbour town of Montrose is surrounded by rolling Angus countryside, midway between Dundee (28 miles) and Aberdeen (30 miles) and within easy reach of the beautiful sandy east coast beaches and the stunning landscapes of the Cairngorms National Park. The town provides a wealth of everyday amenities, including an arts centre with three cinemas, restaurants, pubs, coffee shops, an artisan bakery, as well as a choice of supermarkets. The nearby A90 provides easy access towards Dundee, Forfar and Aberdeen, while mainline rail services are available from Montrose, offering direct daily fast services to Edinburgh and London, including the Caledonian Sleeper.

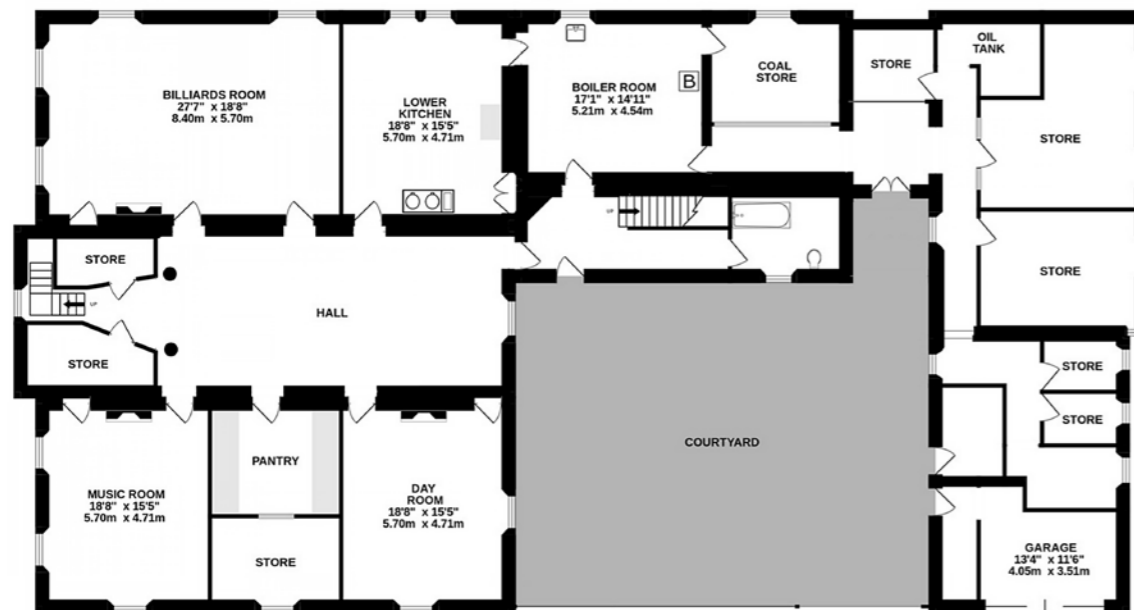




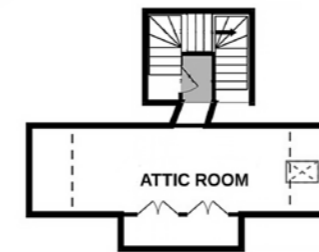
GROUND FLOOR  
3574 sq.ft. (332.0 sq.m.) approx.



1ST FLOOR  
2992 sq.ft. (278.0 sq.m.) approx.



LOWER GROUND  
4036 sq.ft. (375.0 sq.m.) approx.



ATTIC FLOOR  
340 sq.ft. (31.6 sq.m.) approx.



TOTAL FLOOR AREA : 10942 sq.ft. (1016.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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**General**

Local Authority: Angus Council  
 Services: Water - mains, Drainage - private, Electricity - mains, Heating - oil fired. The services have not been checked by the selling agents.  
 Council Tax: Usan House Band H, Usan Lodge Cottage Band C  
 EPC Rating: Usan House F, Lodge Cottage E  
 Postcode region: DD10  
 Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>  
 Listing: Usan House is A listed as a building of historic or architectural interest. The Lodge Cottage and Stable block are B listed.  
 Right of Access: Usan House will benefit from a right of access over the rear driveway past the Stable Block.

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